after careful consideration, I decided ~~to enter into~~ to enter into the deal.

The Due diligence period was performed including several site inspections inside the building, an environmental study, a structural engineers inspection and an appraisal was also performed.

As a matter of fact

I was in the building several times and based on my 23 years in construction/renovation there was no indications that the building could not be renovated safely. If I had thought it could collapse, I certainly would not have personally invested 500,000- for the acquisition. I am out now an additional 200,000 in demolition costs and 50,000 in carrying costs. Right now I'm out of pocket approx 750,000 and trying to bring more

We are a resource company ~~[illegible]~~ talked.

BZA
Case No. 16669
Exhibit No. 35

Board of Zoning Adjustment
District of Columbia
CASE NO.16669
EXHIBIT NO.35

To make things worse we ~~are~~ have had to hire an attorney to go after the insurance company because they ~~[illegible]~~ are dragging their feet.

If we are unable to get the variances which we had by right when we purchased KA Bldg, the project will not be feasible and Keystone will be financially ruined.

It was my understanding at the time of purchase ~~the building~~ that renovation of the building was a Matter of Right and could be renovated back to its original condition when new.

This matter of right was a condition of the lenders and pivotal for the deal to work financially. We had to get a letter regarding this by our attorneys before we could close on the loan.

Everything we've worked for so [illegible] the line

We have worked with the community and with council member Jim Graham and have ~~had~~ support of both ~~and~~ At this time I am respectfully requesting this commissions support with a favorable decision.

Thank you

Ted Butler

Jim Graham

Closed on Property in May of 2000
In process of studys & plans Bldg collapsed
We're used in support of project
As we can best tell Bldg was hit
by lightning and there was a collapse

This was a Rehab with zoning
as matter of record until the
City ordered us to tear it down